

S-14-2008
Sunset Hills Subdivision – Final Plat – Phase 2
6600 South 7150 West
R-1-10 Zone
108 Lots
32.5 Acres

BACKGROUND:

Chris Drent, is requesting final plat approval for the second phase of the Sunset Hills Subdivision. The subject property was rezoned in May 2006 from the A-1 zone to the R-1-10 zone. The overall project received preliminary approval in August 2006, and Phase 1 was recorded in early 2008.

A development agreement was reviewed and approved by the Planning Commission and City Council which sets forth the development standards to be used in this subdivision. Staff will provide a copy of the design guidelines to assist the Planning Commission

STAFF/AGENCY COMMENTS:

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- X Follow recommendations outlined in the soils report.
- X Concerns regarding elevation changes throughout the subdivision.
- X Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the soils report.

Utility Companies:

- Standard Utility Easements required.

Kearns Improvement District:

- Developer will need to coordinate all matters regarding water and sewer services.
- Water is available for this phase. Parcel B will be used as a pump house to provide water service for the last phase.

Parks Department:

- X Collection of park impact fees will be required.

Fire Department:

- X Project to meet all fire codes relating to this type of development.
- X Hydrants to be shown on plat.

ISSUES:

The final plat consists of 108 lots on 32.4 acres. This equates to an overall density of 3.2 units per acre. Lots range in size from 8,000 square feet to 18,191 square feet. The average lot size in the subdivision has been calculated at 9,200 square feet.

Access to the subdivision will be gained from 6600 South and from Oquirrh Mesa Drive. Additional sub streets will be platted within this phase to provide access for the remaining phase to the west. All streets within phase 2 will be dedicated to a 54-foot width to include curb, gutter, sidewalk and asphalt.

Various right-of-way widths will be used for the Sunset Hills development. The developer has dedicated the first portion of 6600 South adjacent to phase 1 as a 40-foot half width. This right-of-way width will continue westward adjacent to this phase. Oquirrh Mesa Drive has been dedicated and improved to a 66-foot right-of-way. Oquirrh Mesa Drive will have a 10-foot landscaped parkstrip on the west side of the street. The east side will provide a wide landscaped buffer between the courtyard homes and Oquirrh Mesa Drive. The north side of 6600 South will consist of a 5-foot sidewalk and 5-foot parkstrip.

This phase of the project is challenging because of its prior use a gravel pit. As with phase 1, staff will recommend that the developer coordinate the grading and drainage plan with the City Engineering Division. The grading and drainage plan will need to reflect methods of lot grading and retaining if necessary.

As part of the preliminary plat, a soils report was submitted. The report stated that no ground water was encountered to a depth of 15 feet. However, the soils report did address fill that had been brought to the site. The report indicated that this fill should be removed from below proposed buildings, slabs and pavement. The developer will need to coordinate this issue with the City Engineering Division as it relates to roadways etc., and the Building Division as it relates to new construction.

The developer will be responsible to coordinate the availability of all utilities for the subdivision. With regards to water and sewer, Kearns Improvement District has informed staff that water connections are readily available for this development. Sewer easements are located throughout phase 1 which will extend to the west to accommodate the needs of this phase and the phase to the west.

Per the development agreement, the developer will install a decorative pre-cast masonry wall along 6600 South and the west side of Oquirrh Mesa Drive. The north side of the subdivision will be fenced with a 6-foot vinyl fence. Staff will recommend that the vinyl fence not be installed until some of the housing is in place and ready for occupancy.

The southwest corner of the project will contain a parcel for a future water pump house. The parcel has been provided at the request of Kearns Improvement District. For this phase of the subdivision, the district has stated that water service is available from a water tank to the north. However, as the elevation of the next phase will be higher than the service tank, the pump house will need to be installed to provide this service. The parcel in question will be owned by KID and will be maintained by them as well.

STAFF ALTERNATIVES:

- A. Grant Final Plat approval for the second phase of the Sunset Hills Subdivision subject to the following conditions:
 - 1. That the subdivision be guided by the recorded development agreement.

2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
 3. That compliance be made with the Kearns Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve all matters regarding sewer connections as well.
 4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate this condition with any and all water users.
 5. That 6600 South be dedicated to a 40-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division.
 6. That the developer install fencing as outlined in the development agreement. Staff recommends that the vinyl fence along the north boundary not be installed until a number of dwellings have been constructed and ready for occupancy.
 7. That all recommendations outlined in the soils report be followed. No groundwater was encountered to a depth of 15.5 feet.
 8. That the developer continue to coordinate grading and drainage issues with the City Engineering Division. Said grading plan shall identify areas of concern with regards to existing slopes and/or fill. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots.
 9. That as an on-going condition, the developer shall establish a Home Owners Association. Said Association shall be in place and functional prior to the subdivision being 80% complete.
- B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Chris Drent
45 West 10000 South
#301
Sandy, UT 84070

Discussion: Steve Lehman presented the application. Jack Matheson indicated that a discussion was held regarding the gravel pit to the south of this project and questioned whether this is a problem. Chris Drent, the applicant, replied that his company controls when that gravel pit is shut down and they are currently utilizing it until it becomes a problem in marketing homes. Jason Jones questioned whether drainage concerns are addressed in the staff alternatives. Steve Lehman replied that all drainage issues will be resolved under condition number 8. Commissioner Jones asked if a park will be dedicated and if there will be walkways. Steve answered that the park was actually dedicated as part of phase 1 and added that a trail-like system will be included. Mary Jayne Davis stated that she remembered having a discussion during the study session regarding the parkstrip. Steve Lehman reminded her that this conversation was initiated to get feedback from the Planning Commission on landscaping versus the original proposal of concrete in the parkstrip. Steve stated that the HOA will be maintaining a substantial landscaped area. Mr. Drent explained that it will give the subdivision a softer feel and stated that the HOA will take care of maintaining everything. Steve Lehman stated that staff is not opposed to a landscaped parkstrip, it simply wasn't part of the development agreement.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Jones moved for approval subject to the nine staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

Unanimous - S-14-2008– Approved